

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL6746**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Manners House**
6. Current building name: **Cornell House**
7. Building address: **615 Kimbark Street**
8. Owner name: **Margaret M. Cornell**
Owner address: **615 Kimbark Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446380**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **32, 33** Block: **27**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style (Wood Frame Front Gabled Dwelling)

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet **1452 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch

21. General Architectural Description

This house is located on the west side of Kimbark Street, between residences at 613 Kimbark Street to the south, and 619 Kimbark Street to the north. The KLMO radio station building is located across the street at 614 Kimbark Street. The house is set back approximately 47 feet from the street, and the front sidewalk paralleling Kimbark is separated from the curb by a wide strip of grass. The lot features front and back planted grass yards, with narrow side yards. The house is supported by a coursed sandstone foundation, with concrete pargeting, and its exterior walls are painted yellow horizontal wood siding, with 1" by 4" corner boards. The roof is a steeply-pitched front gable, with brown asphalt shingles and boxed eaves. There are no chimneys. Window patterns include single and paired 1/1 double-hung sash, and 4/4 double-hung sash, with painted wood frames and surrounds. These include a set of paired 1/1 double-hung sash windows located in the upper gable end on the façade (east elevation). A stained natural brown solid wood door opens onto a 2-step concrete porch at the south end of the façade. An enclosed, shed-roofed, rear porch is located on the building's west (rear) elevation. A silver metal storm door opens from the porch onto a 2-step wood stoop. The walls of the enclosed rear porch are penetrated by a band of nine, single-light fixed-pane windows, each with transom light.

A one-story garage is located near the alley,, west of the house. The garage is a wood-frame, rectangular-shaped, building which measures 12' N-S by 20 ½' E-W. It has a low concrete foundation, and white undulated asbestos shingle siding on the west, south and east elevations. The north elevation is covered with white and brown metal panels. The garage roof is a moderately-pitched front gable, with corrugated metal roofing material over 1x wood decking and 2x wood rafters. The rafter ends are exposed, but their ends are covered with a fascia board. There are no windows. Paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, open toward the alley on the garage's west elevation. A single, painted white, wood-paneled door opens into the backyard at the south end of the garage's east elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the west side of Kimbark Street, in Longmont's oldest core residential neighborhood. Platted as part of Longmont's original townsite in 1872, this area is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1890**
Actual

Source of information:
1892 Longmont City Directory; "Water Ledger City of Longmont, 1907-1910."

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Frank M. and Abbie Manners

Source of information:
Longmont City Directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Longmont City Directories, and Longmont water ledgers provide evidence that this house was constructed prior to 1892, making it one of the oldest houses on the block. As originally built, the building was a rectangular-shaped dwelling which measured 16' N-S by 30' E-W, with a small extension at the south end of the west elevation. Sanborn maps reveal that the house was enlarged to the south and west between 1918 and 1930, and again sometime between 1930 and 1956. A Boulder County Real Estate Appraisal Card for the property, completed in December 1948, shows that the building has not been enlarged since that time, except that the small front porch has been enclosed. The Sanborn maps suggest that the garage was originally L-shaped and that it was built between 1918 and 1930.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This house was built circa 1890, and from that time until 1917 it was the residence of Mr. and Mrs. Francis "Frank" M. Manners. Francis Manners had been born at Knoxville, Illinois on September 16, 1854, and had come to the Longmont area several years before the turn of the century. According to his obituary, Manners was a farmer, and later worked as a "transfer business proprietor." Mr. and Mrs. Manners lived in this house on Kimbark Street from the time it was built until 1917, when they moved to Deer Trail, Colorado. Eight years later, in 1925, they moved once again to nearby Bennett, Colorado. Mrs. Manner (her first name and maiden name are unknown) passed away at their home in Bennett in December 1933. Mr. Manners then moved to Oregon to live with his daughter. He passed away there in September 1937, at the age of 82.

In the late 1910s and early 1920s, this house was the residence of E.P. Kent. Andrew A. and Elizabeth Bowers lived here for a time in the late 1920s, before they moved to 419 Atwood Street. Mr. Bowers was employed as a laborer. Between circa 1928 until the late 1940s, this house had several relatively short-term residents. These included T.J. Cabey, Floyd Beck, Frank C. Hansen, Charles N. Green, and Leo Dumler. Frank Hansen, who lived here with his wife Goldie in the late 1930s, was a foreman at the Longmont Electric Plant. Charles Green, and his wife Winifred, were the net owners living here during the war years. Mr. Green was employed in the late 1930s as a salesman at the Cleveland Motor Company. During the period 1949 to 1963, the property's owners/residents were George A. Richart, Richard E. Hargreaves, and John M. Walker. In 1964, the property was purchased by Dorwin B. and Margaret Cornell, who had moved here from Rock Island, Illinois. Mr. Cornell was a foundry worker, while Mrs. Cornell worked as the Food Supervisor at the Longmont Hospital from 1963 to 1976. Mr. Cornell passed away in February 1996. Mrs. Cornell, though, continues to live here and she is still the home's owners.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

"Death Claims F.M. Manners." *Longmont Times-Call*, November 8, 1937, p.1.

Cornell, Margaret. Interview with Carl McWilliams, February 6, 2001.

"Mrs. Frank Manners." (obituary) *Longmont Times-Call*, December 22, 1933, p. 8.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Water Ledger City of Longmont 1907-1910." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1890-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with Longmont's residential development from circa 1890 until the middle of the twentieth century. The house is also architecturally notable as an example of a front-gabled, 1 ½ story, wood frame vernacular dwelling, dating from before the turn of the twentieth century. The garage is also architecturally noteworthy, because it is a good example of a small, relatively unaltered garage dating from the early 1900s. Due, in part, to some loss of integrity, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places, or for individual designation as a City of Longmont local landmark. The property, however, would qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This house has lost some measure of its historic integrity by the enclosure of its original open small front porch. In addition, the lower portion of the enclosed front porch, and the adjacent area of the façade, have been faced with multi-colored brick. Additions to the house's south and west elevations predate 1948.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-4**

Frame(s): **17-22**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 15, 2001**

50. Recordors: **Carl McWilliams and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**